



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> December 18, 2015 <b>LOCAL EFFECTIVE DATE</b> January 1, 2016 <b>APPROX FINAL EFFECTIVE DATE</b> January 22, 2016	<b>CONTACT/PHONE</b> Zarina M. Hackney (805) 781-5029 zhackney@co.slo.ca.us	<b>APPLICANT</b> Verizon Wireless	<b>FILE NO.</b> DRC2014-00053
<b>SUBJECT</b> A request by <b>VERIZON WIRELESS</b> for a Minor Use Permit/Coastal Development Permit (DRC2014-00053) to allow the construction and operation of an unmanned wireless communications facility, consisting of one 2'-0" tall by 1'-2.6" diameter cylindrical "cantenna" mounted on an extension bayonet on top of an existing 42'-10.8" wooden utility pole (top of antenna will be at a height of 51'-6" above ground level). Six RRUs, three diplexers, and one meter on a proposed "H-frame", one equipment cabinet on a concrete pad, and associated utilities and equipment will be located within a 6'-0" tall wooden fence enclosure, near the base of the utility pole. The proposed project will result in approximately 80 square feet of site disturbance in the Residential Single Family land use category. The project site is located in the County right-of-way on and adjacent to the existing 42'-10.8" utility pole approximately 200 feet northwest of the Ocean Boulevard and Obispo Avenue intersection in the community of Cayucos. The site is in the Estero planning area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit DRC2014-00053 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> A Class 3 Categorical Exemption was issued on November 16, 2015 (ED15-131).			
<b>LAND USE CATEGORY</b> Residential Single Family	<b>COMBINING DESIGNATION</b> Local Coastal Plan, Geologic Study Area	<b>ASSESSOR PARCEL NUMBER</b> County right-of-way Closest APN: 064-202-006	<b>SUPERVISOR DISTRICT(S):</b> 2
<b>PLANNING AREA STANDARDS:</b> Cayucos Community Service District Review, Cayucos Fire Department Review, and Height Limitations Does the project meet applicable Planning Area Standards: Yes – see discussion			
<b>LAND USE ORDINANCE STANDARDS:</b> Coastal Commission Appealable Zone, Local Coastal Program (LCP), Geologic Study Area (GSA), and Telecommunications Facilities Does the project conform to the Land Use Ordinance Standards: Yes - see discussion			
<b>FINAL ACTION</b> This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</small>			

EXISTING USES: County right-of-way, utility pole	
SURROUNDING LAND USE CATEGORIES AND USES: North: Rural Lands / vacant East: Residential Single Family / single family residences South: Highway 1 West: Highway 1 / Recreation/ beaches	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, California Coastal Commission, Cayucos Citizen Advisory Council	
TOPOGRAPHY: Generally level	VEGETATION: Non-native grasses
PROPOSED SERVICES: Water supply: N/A Sewage Disposal: N/A Fire Protection: Cayucos Fire Department	ACCEPTANCE DATE: October 30, 2015

## DISCUSSION

### Project Description

Verizon Wireless is proposing to locate an unmanned telecommunications facility on an existing PG&E wooden utility pole within the County right-of-way. The existing pole stands 42'-10.8" above ground level. One 2'-0" tall by 1'-2.6" diameter cylindrical "cantenna" will be mounted on an extension bayonet on top of the existing utility pole (top of antenna will be at a height of 51'-6" above ground level). One 3" diameter conduit riser for coax will be mounted on the utility pole at a height of 42'-10.8" above ground level. Six Remote Radio Units (RRUs), three diplexers, and one meter on a proposed "H-frame", one equipment cabinet on a concrete pad, and associated utilities and equipment will be located within a 19'-6" long by 4'-0" wide by 6'-0" tall wooden fence enclosure, near the base of the utility pole. One 2" diameter conduit riser with weatherhead will be located at a height approximately 32'-0" above ground level on the utility pole. Coaxial conduit will be placed underground for a distance of approximately 4'-6" feet between the ground equipment and antenna location. The facility is designed to visually blend into the existing utility pole and neighborhood so as to not be noticeable to the public as a telecommunications facility (see Figure 1).

**Figure 1: Simulation Looking Southwest from Ocean Boulevard**



The project is one of three new Verizon wireless communications facilities proposed on PG&E poles in Cayucos. This facility is anticipated to improve wireless coverage for Verizon customers in the Morro Strand and Studio Drive neighborhoods. According to Verizon's proposed coverage maps (attached), the proposed facility would improve service by moving users in Southern Cayucos to a local cell that can better support their data needs as data use continues to grow while also improving in-building 4G coverage.

## PLANNING AREA STANDARDS

As described below, the proposed project complies with applicable standards of the Estero Area Plan.

## Combining Designations

## Local Coastal Plan (LCP)

The Local Coastal Plan is incorporated into existing county policies and regulations through amendment to the Land Use Element and certification of a Coastal Zone Land Use Ordinance (CZLUO). The coastal zone boundary encompasses portions of the Estero planning area. The LCP combining designation identifies specific programs to ensure that access to the shoreline is provided in accordance with the policy of the Local Coastal Plan.

*The proposed project is in conformity with the public access policies, because the project is not using beach accessways for vehicular access and will not be located between the ocean and first public road.*

### Geologic Study Areas (GSA)

A geologic report prepared by a certified engineering geologist is required for hillside development proposals.

*The project is not proposed on a hillside.*

### **Community Wide Standards**

#### Cayucos Community Services District Review

Prior to application acceptance, land use permit applications shall include a written verification of water and sewer service availability from the Cayucos Community Services District. A water and sewer service condition compliance letter from the Cayucos Community Services District shall be provided to the Department of Planning and Building prior to building permit issuance.

*The project complies with the above standard because the proposed project, an unmanned telecommunications facility, will not increase water or sewer demand.*

#### Cayucos Fire Department Review

Prior to application acceptance, building permit applications shall include a written verification from the Cayucos Fire Protection District indicating that the proposed project has received fire clearance.

*The proposed project is conditioned to comply with this requirement.*

### **Residential Single Family Standards**

#### Height Limitation

Per the Estero Area Plan, the maximum allowable height in the Residential Single Family land use category is 28 feet above average natural grade.

*Telecommunications facilities are exempt from this height limit, with the maximum allowable height determined instead during the discretionary permit process based on visual resource considerations. In this case, the top of the proposed antenna will be mounted at a height of 52'-6" above ground level, and shall be painted a matte finish, natural color to match the wooden utility pole; would be consistent with the visual expectations for the site.*

### **COASTAL ZONE LAND USE ORDINANCE STANDARDS**

#### **Section 23.07.120: Local Coastal Program (LCP)**

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

### **Section 23.07.080: Geologic Study Area (GSA)**

Projects located within a Geologic Study Area shall be accompanied by a report prepared by a certified engineering geologist and/or registered civil engineer, as appropriate. The report shall identify, describe, and illustrate, where applicable, potential geologic hazards. However, no report is required for an application located in an area for which the County Engineer determines that sufficient information exists because of previous geology or soils reports.

*The proposed project is located within a geologic study area on a nearly level site. The site check confirmed that the entire area proposed for the project is pre-disturbed with non-native grass; therefore the project will result in no new disturbance on the County right-of-way. The site check conclusion recommends that the project can proceed as proposed without a report prepared by a certified engineering geologist because the project will have no engineering problems associated with building or adverse impacts caused by grading.*

### **Section 23.08.284 – Communications Facilities**

This Section of the Land Use Ordinance (Title 23) contains specific land use permit and application content requirements as well as siting and design standards for proposed wireless communications facilities. As described below, the proposed project meets these requirements:

#### Radio Frequency Analysis

Section 23.08.284(a)(2) requires applications for communications facilities to provide estimates of non-ionizing radiation generated and/or received by the facility. These shall include estimates of the maximum electric and magnetic field strengths at the edge of the facility site and the extent that measurable fields extend in all directions from the facility.

*The project complies with this requirement because the applicant supplied a report to evaluate the proposed communications facility for compliance with appropriate guidelines limiting human exposure to radio frequency (RF) electromagnetic fields. According to the RF report for this project (Hammett & Edison, Inc.; August 18, 2015), the public exposure RF emissions limit from the proposed facility would be equivalent to 1.2 percent of the applicable public exposure limit. The maximum calculated level of RF emissions at the second-floor elevation of any nearby residence (located at least 50 feet away) would be less than 1.8 percent of the FCC standard. The report concludes that the facility would operate within the FCC standards for RF emissions.*

#### Permit Requirements

Section 23.08.284(b)(1) requires Minor Use Permit approval for proposed wireless communications facilities that are either a) installed on existing structures, or b) co-located at existing communications facility sites. Conditional use permit approval is required for all other communications facilities.

*This project is eligible for Minor Use Permit approval because the proposed antenna is to be mounted on an existing PG&E wooden utility pole located in the County right-of-way.*

### Development Standards

According to Section 23.08.284(b)(3), the preferred placement for new wireless communications facilities is on existing structures, completely hidden from public view or painted and blended to match existing structures. In addition, all facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to resemble rural, pastoral architecture (e.g. windmills, barns, trees) or other features determined to blend with the surrounding area and be finished in a texture and color deemed unobtrusive to the neighborhood in which it is located.

*The Verizon Wireless antenna will be placed on an existing PG&E wooden utility pole. The proposed ground-mounted equipment would be located near the base of the utility pole and screened by a 6'-0" tall wooden fence enclosure so as to not be obtrusive to the neighborhood in which it is located. As conditioned the proposed antenna, conduit riser for coax, conduit riser with weatherhead, on adjacent existing utility pole, and all associated mounting brackets will be painted a non-reflective, matte finish, natural color to match the wooden utility pole. Therefore, the proposed project complies with this standard.*

### COASTAL PLAN POLICIES

Following is a list of the Coastal Plan Policies (discussion of applicable policies following):

Shoreline Access:	N/A
Recreation and Visitor Serving:	N/A
Energy and Industrial Development:	N/A
Commercial Fishing, Recreational Boating and Port Facilities:	N/A
Environmentally Sensitive Habitats:	N/A
Agriculture:	N/A
Public Works:	N/A
Coastal Watersheds: <input checked="" type="checkbox"/>	Policy No(s): 8 through 10
Visual and Scenic Resources: <input checked="" type="checkbox"/>	Policy No: 1 and 2
Hazards:	N/A
Archaeology:	N/A
Air Quality:	N/A

***Does the project meet applicable Coastal Plan Policies:*** Yes, as conditioned.

### COASTAL PLAN POLICY DISCUSSION

#### ***Coastal Watersheds:***

Policy 8: Timing of Construction and Grading. *The proposed project is conditioned to comply with this policy as the project shall have an erosion and sedimentation control plan where grading is conducted or left in an unfinished state during the period from October 15 through April 15.*

Policy 9: Techniques for Minimizing Sedimentation. *The proposed project is conditioned to comply with this policy as the applicant shall apply Best Management Practices in the selection and implementation of site maintenance.*

Policy 10: Drainage Provisions. *The proposed project is conditioned to comply with this policy as the applicant shall provide a drainage plan to San Luis Obispo County Public Works Department for review and approval, and shall implement the approved drainage plan, showing that construction will not increase erosion or runoff.*

**Visual and Scenic Resources:**

Policy 1: Protection of Visual and Scenic Resources. Unique and attractive features of the landscape, including scenic vistas, are to be preserved protected, and in visually degraded areas restored where feasible. *As conditioned, the proposed project is consistent with this policy since the antenna, extension bayonet, conduit riser for coax, conduit riser with weatherhead for power, and associated mounting brackets shall be painted a non-reflective, matte finish, natural color to blend with the wooden utility pole and not be obtrusive to the neighborhood in which it is located. Also, the proposed ground equipment would be screened by a new wooden fence enclosure.*

Policy 2: Site Selection for New Development. Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors. *The proposed project is consistent with this policy since the proposed antenna will be co-located on an existing utility pole and the ground equipment and associated utilities would be located within a 6'-0" tall wooden fence enclosure, near the base of the utility pole.*

**COMMUNITY ADVISORY GROUP COMMENTS**

The proposed project was referred to the Cayucos Citizen Advisory Council (CCAC) and reviewed by the land use committee on January 5, 2015. The land use committee and CCAC recommended approving the project.

**AGENCY REVIEW**

Public Works – An encroachment permit is required to place proposed equipment within County the right-of-way. If issued, the encroachment permit may be subject to the Settlement Agreement between the County and MCI (now Verizon) that is dated August 2004 and renewed December 2011. The project appears to create or replace less than 2,500 SF of impervious area. Therefore, no Stormwater Control Plan is required. See attached.

Environmental Health – Applicant shall submit a hazardous materials business plan for the proposed cell site.

#### LEGAL LOT STATUS

The unmanned telecommunications facility for Verizon Wireless will be co-located on an existing PG&E wooden utility pole within the County right-of-way located on and adjacent to the existing 42'-10.8" utility pole approximately 200 feet northwest of the Ocean Boulevard and Obispo Avenue intersection in the community of Cayucos. The site is in the Estero planning area.

Staff report prepared by Zarina M. Hackney and reviewed by Airlin M. Singewald.